

087.0

0001

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

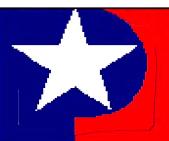
969,600 / 969,600

USE VALUE:

969,600 / 969,600

ASSESSED:

969,600 / 969,600



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|---------------------------|
| 108 | | CUTTER HILL RD, ARLINGTON |

| OWNERSHIP | Unit #: |
|-------------------------------------|---------|
| Owner 1: RUDENAUER BRIAN P & ZARA A | |
| Owner 2: | |
| Owner 3: | |

Street 1: 108 CUTTER HILL ROAD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: KELLEY BARBARA A -
Owner 2: -
Street 1: 108 CUTTER HILL RD
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 6,258 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1933, having primarily Clapboard Exterior and 2032 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o Sewer
n Electri
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|-----|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|-----|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|

| | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-----|------------|--|------|---------|------|--|--|---|-----|------|----|--|--|--|--|--|--|--|--|---------|--|--|--|--|--|---------|
| 101 | One Family | | 6258 | Sq. Ft. | Site | | | 0 | 70. | 0.97 | 12 | | | | | | | | | 425,418 | | | | | | 425,400 |
|-----|------------|--|------|---------|------|--|--|---|-----|------|----|--|--|--|--|--|--|--|--|---------|--|--|--|--|--|---------|

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|--------------|-----------------|----------------|--------------------------------|------------|----------------|-------------------|-----------|
| 101 | 6258.000 | 544,200 | | 425,400 | 969,600 | | 54880 |
| Total Card | 0.144 | 544,200 | | 425,400 | 969,600 | Entered Lot Size | GIS Ref |
| Total Parcel | 0.144 | 544,200 | | 425,400 | 969,600 | Total Land: | GIS Ref |
| Source: | Market Adj Cost | | Total Value per SQ unit /Card: | 477.28 | /Parcel: 477.2 | Land Unit Type: | Insp Date |

09/21/18

Parcel ID 087.0-0001-0001.0

!7063!

PRINT Date Time

12/10/20 21:44:34

LAST REV Date Time

10/01/18 14:32:36

apro

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PAT ACCT.

7063

7063

SALES INFORMATION TAX DISTRICT

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes

KELLEY BARBARA 60488-105 11/15/2012 655,000 No No

13341-481 11/28/1977 56,500 No No N

| | | | | | | | | | | | | | | | | | | |
|--|-------------------|-------------------------|-----|---------------------------|--------------|--------------|----------|-------------------------|---------------------------------|------------|-----|----------------------|------|-------|------------|------------|--------------|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | |
| Type: 05 - Garrison | 1 | Rating: Good | | | | | | | | | | | | | | | | |
| Sty Ht: 2A - 2 Sty +Attic | | | | A Bath: | Rating: | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | |
| Foundation: 3 - BrickorStone | | | | A 3QBth: | Rating: | | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: 1 | Rating: Good | | | | | | | | | | | | | |
| Prime Wall: 2 - Clapboard | | | | A HBth: | Rating: | | | | | | | | | | | | | |
| Sec Wall: 8 - Brick Veneer | 30% | | | OthrFix: | Rating: | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | OTHER FEATURES | | | | RESIDENTIAL GRID | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 1 | Rating: Good | | | 1st Res Grid | Desc: Line 1 | # Units: 1 | | | | | | | | |
| Color: GRAY | | | | A Kits: | Rating: | | | Level | FY LR DR D K FR RR BR FB HB L O | | | | | | | | | |
| View / Desir: | | | | Fpl: 1 | Rating: Good | | | Other | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | Upper | | | | | | | | | | |
| Grade: B- - Good (-) | | | | Lvl 2 | | | | Lvl 1 | | | | | | | | | | |
| Year Blt: 1933 | Eff Yr Blt: | | | Lvl 1 | | | | Lower | | | | | | | | | | |
| Alt LUC: | Alt %: | | | Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB: 1 | | | | | | | | | | |
| Jurisdct: | Fact: . | | | CONDO INFORMATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | | |
| Const Mod: | | | | Location: | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Total Units: | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | Floor: | | | | | | | | | | | | | | |
| Avg Ht/FL: STD | | | | % Own: | | | | | | | | | | | | | | |
| Prim Int Wall: 2 - Plaster | | | | Name: | | | | | | | | | | | | | | |
| Sec Int Wall: | % | | | DEPRECIATION | | | | Exterior: | No Unit | RMS | BRS | FL | | | | | | |
| Partition: T - Typical | | | | Phys Cond: VG - Very Good | 4.6 | % | | Interior: | 1 | 7 | 3 | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Functional: | | % | | Additions: | | | | | | | | | | |
| Sec Floors: | % | | | Economic: | | % | | Kitchen: | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | Special: | | % | | Baths: | | | | | | | | | | |
| Subfloor: | | | | Override: | | % | | Plumbing: | | | | | | | | | | |
| Bsmnt Gar: 1 | | | | Total: | 4.6 | % | | Electric: | | | | | | | | | | |
| Electric: 3 - Typical | | | | CALC SUMMARY | | | | Heating: | | | | | | | | | | |
| Insulation: 2 - Typical | | | | Basic \$ / SQ: 135.00 | | | | General: | | | | | | | | | | |
| Int vs Ext: S | | | | Size Adj.: 1.23659217 | | | | | | | | | | | | | | |
| Heat Fuel: 2 - Gas | | | | Const Adj.: 1.00889909 | | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | | Adj \$ / SQ: 168.426 | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | Other Features: 87250 | | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | Grade Factor: 1.21 | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | | |
| % Com Wall | % Sprinkled: | | | NBHD Mod: | | | | | | | | | | | | | | |
| MOBILE HOME | | | | WtAv\$/SQ: | AvRate: | Ind.Val: | | | | | | | | | | | | |
| Make: | | Model: | | | | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | Juris. Factor: | | Before Depr: | 203.79 | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | |
| | | | | | | | | | | | | | | | | | | |
| PARCEL ID 087.0-0001-0001.0 | | | | | | | | | | | | | | | | | | |
| More: N | Total Yard Items: | Total Special Features: | | | | Total: | | | | | | | | | | | | |
| IMAGE  | | | | | | | | | | | | | | | | | | |
| AssessPro Patriot Properties, Inc | | | | | | | | | | | | | | | | | | |